

# City of Cambridge Department of Public Works

Owen O'Riordan, Commissioner

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**October 20, 2021**

TO: Planning Board  
  
FROM: Katherine F. Watkins, PE  
City Engineer

**RE: 52 New Street AHO Design Review Submission**

We are in receipt of the 52 New Street AHO Design Review Submission Documents, dated September 10, 2021.

The DPW supports the project and acknowledges that Just a Start and their consultant team have demonstrated a general understanding our Department's requirements for development projects and have indicated a willingness to work with the DPW to meet the requirements and to address our concerns. With the understanding that the project will be subject to a thorough and complete engineering review at the time of the Building Permit Application, we anticipate continuing to work with the Applicant. Items discussed with the Applicant related to our purview, are summarized below.

**Stormwater Management:**

The development will be required to obtain a Stormwater Control Permit prior to the issuance of a Building Permit which will include a detailed review of the proposed stormwater management system, plans for erosion and sedimentation control during construction and the plans for long term operation and maintenance of the system. As part of our discussions with the Civil Consultant, they have advanced their civil site plan and stormwater management system design to level that has demonstrated that the project will meet the standards and requirements of the Permit related to stormwater quality and quantity.

**Climate Change / Resiliency:**

The Design Review documents includes discussion related to information from the 2015 *Climate Change Vulnerability Assessment*. The DPW will work with the team to ensure that the development meets the established standards related to addressing the potential flooding impacts. The DPW will look for the project to be passively built/protected from flooding in the 2070-10 year events and demonstrate the ability to recover from the 2070-100 year events.

Generally, with the housing units proposed on the upper floors of the structure, there is protection provided to the residents of the spaces. The documentation outlines constraints specific to the site that impact the ability of the project to elevate the ground floor uses to an elevation above the modeled floods. The DPW acknowledges these constraints but will look for additional measures, over what is presented, to be taken to protect critical infrastructure and ground floor uses from flood events.

Consistent with all new development in the City, the DPW will be looking for the project to contribute to expanding the tree canopy to help combat heat island concerns and to provide shade for comfort of the residents of the development. The proposal as presented shows an improvement over the existing condition of a paved parking area. The DPW will continue to work the Just a Start team to ensure that all opportunities for increased plantings are evaluated.

**Public Right of Way:**


DPW will review and evaluate all proposed work and impacts in the public right of way, as the design is developed. Connections to both public and private utilities as well as all proposed disruption in the public right of way shall be reviewed as part of the Building Permit and construction permit processes.

**Other Considerations:**

- The increase in sewer flow, as outlined in the Design Review Submission, is more than the 15,000 gpd trigger for I/I Mitigation. The project will be required to mitigate this additional flow at a rate of 4:1, per the State requirement.
- The project parcel is immediately adjacent to Danehy Park, which is the site of a closed landfill. All work for the project will need to be reviewed for consistency with the requirements of the environmental permits for the site. Just a Start and their consultants have been in contact with City's Consultant team on these items.

In summary, as related to the interests of the DPW the proposal will result in improved conditions over the current conditions of the site. We look forward to working with the Just A Start and other City Departments on this project. Please feel free to contact me with any questions or concerns related to the comments or information provided above.

Sincerely,



Katherine F. Watkins, P.E.  
City Engineer